DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00119/FPH	Creation of vehicular crossover.	6 Kimberley Letchworth Garden City Hertfordshire SG6 4RA

Submitted Plan Nos

Loc Plan Site plan

1.0 Policies

SECT7	Requiring Good Design

LP28 House Extensions

XD2 Hse Extns,Replacement Dwells,Outbuilding

2.0 **Site History**

2.1 16/01512/1HH Single storey front extension CP 03/08/2016

3.0 **Representations**

3.1 No neighbour representations received

3.2 Hertfordshire Highways

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

The dimensions and layout of the proposals are considered to be acceptable and in accordance with guidelines in HCC's 'Roads in Hertfordshire: A Design Guide' and 'Residential Dropped Kerbs: Terms and Conditions'.

Given that the proposal involves the creation of off-street parking, this is considered to be acceptable by HCC as Highway Authority. Although vehicles are unable to turn around and egress to the highway in forward gear this is not a requisite when egressing onto a local access road and proposals are considered to be acceptable following consideration of the nature and speed of traffic in the area.

The applicant will need to enter into a vehicle crossover agreement with HCC as Highway Authority (please see the above highway informative).

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The host property is a two storey, mid-terraced house positioned on the east side of the road, close to the junction with Northfields. There is a small front garden laid to lawn.

4.2 **Proposal**

4.2.1 Planning permission is sought for the creation of a new vehicular crossover.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as the impact that the proposed development would have on the safe and free flow of traffic along the highway and the impact upon the visual appearance of the front of the site as a result of the works.

Highways

4.3.2 Hertfordshire County Council Highways have been consulted on the application and they have responded is stated above.

4.3.3 Given the above comments, it is my view that the proposed vehicular crossover would not have a detrimental impact on the free and safe flow of both pedestrians and vehicles along Kimberley.

Visual impact

4.3.4 The proposal creates an access into the front garden of the property which would provide a hardstanding. The alterations to the landscaping at the front of the property would not require planning permission. I therefore raise no objections to the visual impact of the proposed development.

4.4 **Conclusion**

4.4.1 In the absence of any material planning reasons to the contrary it is my view that planning permission should be granted.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

Hertfordshire County Council (HCC) recommends inclusion of the following highway informatives / advisory notes (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:
AN) Construction standards for new vehicle access: Where works are required within the public highway to facilitate the new vehicular access, the Highway Authority require

the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website. https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx or by telephoning 0300 1234047.

Signed Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 March 2018	